



PLANNING COMMISSION MEETING AGENDA WEDNESDAY, JULY 1, 2015

Joshua Oehler, Chairman
Kristofer Sippel, Vice Chairman

David Blaser
Carl Bloomfield
David Cavenee

Brent Mutti
Jennifer Wittmann
Brett Young, Alternate

Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona

Study Session: 5:30-6:00 p.m.
Regular Meeting: 6:00 p.m.

TIME	AGENDA ITEM	ACTION
5:30 P.M.	CALL TO ORDER STUDY SESSION	
	1. Administer Oath of Office - Alternate Planning Commission Member, Brett Young	
	2. Z15-12/S15-03 - Enclave at Santan Village - Request to amend Ordinance No. 2476 and rezoning approximately 20.61 acres of real property within the Enclave at Santan Village Planned Area Development (PAD) and generally located east of the northeast corner of Greenfield and Pecos Roads from approximately 20.62 acres of Single Family - 15 (SF-15), zoning district with a Planned Area Development overlay to approximately 7.6 acres of Single Family-15 (SF-15) and 13.02 acres of Single Family-10 (SF-10) zoning district with a Planned Area Development overlay. Amy Temes (480) 503-6729	
	3. Discussion of Regular Meeting Agenda	
	ADJOURN STUDY SESSION	
6:00 P.M.	CALL TO ORDER REGULAR MEETING	
	ROLL CALL	
	4. APPROVAL OF AGENDA	
	5. COMMUNICATIONS FROM CITIZENS	
	At this time, members of the public may comment on matters not on the agenda. The Commission's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.	

TIME	AGENDA ITEM	COMMISSION ACTION
	PUBLIC HEARING (CONSENT) Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Commission or Staff, an item may be removed from Consent Calendar and may be heard and acted upon separately. Other items on the agenda may be added to the Consent Public hearing and approved under a single motion.	
	6. S14-08 - Puri Farms - Request to approve Preliminary Plat and Open Space Plan, for 63 home lots (Lots 1-63) on approximately 31.8 acres of real property generally located south of Riggs Road, west of the RWCD Canal and north of San Tan Boulevard in the Single Family Residential-10 (SF-10) zoning district with a Planned Area Development (PAD) overlay zoning district. Nathan Williams (480) 503-6750	Hearing; discussion; possible action by MOTION
	PUBLIC HEARING (NON-CONSENT) Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission.	
	7. GP15-01 - Copper Landing - Request for a Minor General Plan Amendment to change the land use classification of approximately 14.3 acres of real property generally located southeast of the southeast corner of Guadalupe and McQueen Roads from Community Commercial land use classification to Residential >5-8 DU/AC land use classification. Nichole McCarty (480) 503-6747	Hearing; discussion; possible action by MOTION
	8. Z15-02 - Copper Landing - Request to rezone approximately 14.3 acres of real property generally located southeast of the southeast corner of Guadalupe and McQueen Roads from Town of Gilbert Community Commercial (CC) to Single Family Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay zoning district. Nichole McCarty (480) 503-6747	Hearing; discussion; possible action by MOTION

TIME	AGENDA ITEM	COMMISSION ACTION
	<p>9. GP15-04 - Avilla Town Square - Request for Minor General Plan Amendment to change the land use classification of approximately 16.15 acres of real property generally located east of the northeast corner of Gilbert Road and Warner Road from 0.11 acres of Town of Gilbert Residential > 2-3.5 DU/ acre and 16.04 acres of Town of Gilbert General Commercial (GC) land use classifications to 0.43 acres of Utility/Transportation Corridor (U/TC) and 15.72 acres of Town of Gilbert Residential > 8-14 DU/ acre land use classifications. Nathan Williams (480) 503-6750</p>	Hearing; discussion; possible action by MOTION
	<p>10. Z15-09 - Avilla Town Square - Request to amend Ordinances No. 427 and 617 to remove approximately 0.11 acres of real property generally located at the northwest corner of Civic Center Drive and Warner Road from the Settler's Point Planned Area Development (PAD) and to rezone said real property from Town of Gilbert Single Family 7 (SF-7) zoning district with a Planned Area Development overlay to Multi-Family Low (MF/L) zoning district, with a Planned Area Development overlay, and also to rezone approximately 16.04 acres of real property generally located east of the northeast corner of Gilbert Road and Warner Road from General Commercial (GC) zoning district to 15.72 acres of Multi-Family Low (MF/L) and 0.43 acres of Public Facility/Institutional (PF/I) zoning districts, all with a Planned Area Development overlay district. Nathan Williams (480) 503-6750</p>	Hearing; discussion; possible action by MOTION
	<p>11. GP15-05 - Fiesta Tech Logistics Center - Request for a Minor General Plan Amendment to change the land use classification of approximately 16.73 acres of real property generally located east of the intersection of Colorado Street and Desert Lane from General Commercial (GC) land use classification to Light Industrial (LI) land use classification. Bob Caravona (480) 503-6812</p>	Hearing; discussion; possible action by MOTION
	<p>12. Z15-11 - Fiesta Tech Logistics Center - Request to rezone approximately 16.73 acres of real property generally located east of the intersection of Colorado Street and Desert Lane from Town of Gilbert General Commercial (GC) zoning district to Light Industrial (LI) zoning district. Bob Caravona (480) 503-6812</p>	Hearing; discussion; possible action by MOTION
	ADMINISTRATIVE ITEMS	
	<p>13. Minutes - Consider approval of the minutes; Study Session & Regular Meeting of June 3, 2015</p>	Discussion; possible action by MOTION
	<p>14. Appointment of Planning Advisory Committee (PAC) Member to assist Phoenix Mesa Gateway Airport with their Airport Land Use Compatibility Plan Update.</p>	Discussion; possible action by MOTION

TIME	AGENDA ITEM	COMMISSION ACTION
	COMMUNICATIONS	
	15. Report from Chairman and Members of the Commission on current events.	
	16. Report from Council Liaison	
	17. Report from Planning Services Manager on current events.	
	ADJOURN	MOTION to Adjourn

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, August 5, 2015, 6:00 p.m., Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at 503-6871.